

**West Seattle Triangle Advisory Group**  
**Meeting Notes**  
**March 31, 2010**  
**West Seattle Senior Center, 6:00 PM**

*(Thank you to volunteer Emi Baldowin who assembled notes from the March 31, 2010 West Seattle Triangle Advisory Group meeting.)*

Susan McLain of DPD introduced herself as a planner for the West Seattle Triangle advisory group and reported some work had already been done at a meeting a year and a half ago. Many of the same people were involved again. The goals from that meeting were shared and distributed.

The Advisory group attendees were: Catherine Benotto, Nancy Folsom, Steve Huling, Erica Karlovits, Sharon Meeks, Susan Melrose, Patti Mullen, Brandon Nicholson, Denny Onslow, Chas Redmond, Josh Sutton.

Other officials from the City included Casey Hildreth of Seattle Department of Transportation (SDOT); and Brian Hawksford, from City Councilmember Tom Rasmussen's office; David Hewitt of Hewitt Architects who was there to share information from his previous studies of the Triangle. David is the design consultant for the project.

Ms. McLain asked everyone to share their vision of the Triangle. Responses from advisors included the following:

- Why is this area called the triangle, think of a better name for the area.
- A place to congregate, socialize, be out and about
- A better connection from Delridge to Junction.
- Want to see connectivity between Triangle and Junction neighborhoods
- Find creative solutions to current problems that exist with: Rapid Ride, parking, development
- Potential for density to get better for residential and businesses
- Improvements to Fauntleroy corridor and entrance/gateway into WS
- YMCA is in center of the Triangle, how to maintain this as a place for the whole WS community
- Chance to improve the entrance into West Seattle
- The Triangle could set stage for new residential and commercial core, but need to think of how it will benefit all of West Seattle.
- Opportunities to see developers build ROWs that benefit community goals. Make it vibrant and improve the barrier of Fauntleroy
- Improve Fauntleroy Way
- A better connection from 35/Alaska St. into the Junction.
- Better integration with parks- Camp Long
- Use wide row –perhaps a Woonerf, better improvements for – bike/ped/urban living center
- Consider one way streets or close some for minimal vehicle traffic
- Add services so that you don't have leave West Seattle to get needs met
- A place where you could add jobs/and housing
- Improvements being discussed will be good, why not try to make it great

- Improve walkability, chance to add green spaces and better connection with the Junction
- Respect existing uses as we move forward- businesses can share in uses such as parking
- Integration of building edges
- Reasonable about what we can accomplish- In a position where we can see some great improvements
- One time opportunity
- Sustainable development
- Make it viable residential area
- Protect Junction – cohesive approach for a viable district
- Incorporate Parks Dept in meetings
- Protect view corridor
- Add retail that is needed
- Area presents opportunity for wide streets
- Focus on ways to improve Fauntleroy

Ms. McLain discussed the scope of work going forward. Outcomes of the project include:

- 1) Development of a Public Realm Concept Plan to guide future street improvements in the planning area. The concept plan will provide guidance for the placement of elements of the street such as curbs, sidewalks, location of parking, landscaping and other features as development occurs over time.
- 2) Adjustments to zoning in the planning area. Zoning adjustments are intended to ensure that land use regulations encourage the continued success of existing businesses while facilitating positive future development over time.

The advisory group will meet at least four times through June of this year. Draft documents will be prepared for community review in Autumn of 2010.

Advisors had questions about the process and outcomes for the Triangle process. Discussion included the following points:

- Concerns to the above were about how this would affect businesses,
- Flexible approach – this will provide guidance
- Opportunity comes along – don't have to start from scratch
- Ballard consistency, Terry Ave N
  - Expect transition
  - What are the gateway features
- Steve Huling – make sure property owners are contacted / transparency
  - How will it affect businesses
  - Zoning – What is it?
  - Transparency
  - How will it affect? How do we make sure what's being decided?
- Talk about transparency
- List of people we have met with – Erica post on web
- Nancy – agenda ahead of time

- Population figures
- Targets
- Comprehensive Plan
- SDOT – approaches to soften causeway
- Opportunity that comes up – input on building community
- Early concepts – Facebook, Open house
- Neighborhood plan process
- Design guidelines – report that goes thru planning process

David Hewitt presented some concepts, and asked for review. His images depict streetscapes that can serve a variety of purposes for the community including: parking, green features such as trees and landscaping, natural drainage features, park-like open space features, wide sidewalks, and other elements.

The PowerPoint presentation used by Mr. Hewitt can be found on the West Seattle Triangle web site at: [www.seattle.gov/dpd/Planning/WestSeattleTriangle/CommunityMeetingNotesandMaterials/default.asp](http://www.seattle.gov/dpd/Planning/WestSeattleTriangle/CommunityMeetingNotesandMaterials/default.asp)

### Deal with Parking

Erica

- Unintended consequences
- Truck loading and unloading
- Idling trucks
- Access through residential neighborhood
- Where should services like garbage be located and services

Josh

- Not really alleys everywhere

Catherine

- Should commercial/retail and residential character for each street
- How to access Fauntleroy?

Susan Melrose

- Opportunities to have outdoor cafes'/outside living

### Public Comment

- Remind 2008 working session - you talked about
- Demographics – anticipated share
- Comprehensive plan – stop, plan, regroup
- Alaska level
- ROW width 80 ft wide
- E & W streets – 50 ft right of way
- Pedestrian connection
- Alley's 16 ft / building against setbacks
- Public resource – Woonerf E & W – N & S something else

- Parking / green space swells – pedestrian access
- B... stretches – 39<sup>th</sup> / 38<sup>th</sup>
- Slopes, Developer – Public realm
- Zoning / relief of parking
- 80 ft right of way
- Building face to building ...
- Parking – grass grows - ...
- Wide street – Vision – achievable
- Transit – opportunity – f.... stations – network connections
- Charge parking / no where
- Look at ideas / visualize / AFE / street parking
- Alleys – 80 ft topography
- This into circulation – what do you do about Fauntleroy
- Streetscape – outside café
  
- Nitty gritty – talk with businesses
- Living / street – Welcome to Seattle
- Green / gateway .....

Cathy

- Employee parking
- Short

Abdy

- Look at access to The Triangle
- Look at existing businesses
- Look at future businesses in the Triangle – simulate traffic in the area
- Change the grid – look at ..... of land use/traffic congestion
- Traffic circulation flushed out before we get into design

Janet

- Lived here 20 years
- “Welcome to West Seattle”
- Trees along street
- Expand the YMCA / bigger hole
- Pedestrian green to get people out of their cars
- Think green/something for ....

Vicki Baucom

- Idea of pedestrian mall that was vibrant (Riverside CA) – maybe interior street
- How do we work with it being a street
- Is there a way to purchase parking for transit riders/Park&Ride
- Federal funds/transit/planning need funds

Erica

- Parking study showed lots of under-used parking

Vicki

- With 65' height limit, set back from street
- C.... 65' stepping back
- A... south of Edmonds along California
- Zoning
- Parking – underground parking attractive

Rene

- Transparency important
- Parking around YMCA is difficult
- Let's do underground parking for Park&Ride

Diane

- Safe Park&Ride
- Crossing Fauntleroy is difficult
- Parking
- Connection to Alaska
- Green Sustainable
- Pedestrian/safety, crime

Denny

- Complimentary day time/night time parking use
- \$35,000/stall for underground parking
- Look at the possibilities

Erica

- Non-Traditional RPZ